033.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	809,900 / 809,900
					USE VALUE:	809,900 / 809,900
					ASSESSED:	809,900 / 809,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	SILK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEPKA JOANNA ASIA
Owner 2:	DOWLING LYNN
Owner 3:	
Street 1:	15 SILK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KEPKA JOANNA ASIA -
Owner 2:	-
Street 1:	15 SILK STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,581 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2588 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4581.000	449,400	3,700	356,800	809,900
Total Card	0.105	449,400	3,700	356,800	809,900
Total Parcel	0.105	449,400	3,700	356,800	809,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.94 | /Parcel: 312.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	449,400	3700	4,581.	356,800	809,900	809,900	Year End Roll	12/18/2019
2019	104	FV	345,900	3700	4,581.	323,300	672,900	672,900	Year End Roll	1/3/2019
2018	104	FV	345,900	3700	4,581.	306,600	656,200	656,200	Year End Roll	12/20/2017
2017	104	FV	323,700	3700	4,581.	267,600	595,000	595,000	Year End Roll	1/3/2017
2016	104	FV	323,700	3700	4,581.	228,500	555,900	555,900	Year End	1/4/2016
2015	104	FV	287,000	3700	4,581.	211,800	502,500	502,500	Year End Roll	12/11/2014
2014	104	FV	287,000	3700	4,581.	175,600	466,300	466,300	Year End Roll	12/16/2013
2013	104	FV	299,200	3700	4,581.	167,200	470,100	470,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEPKA JOANNA AS	1525-63		4/18/2018	Convenience	10	No	No		
JOHNSON CAMELA	1243-56		10/2/2001	Family	271,500	No	No		
BARNES PAUL W/E	1196-31		11/3/1998		322,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2014	1415	Re-Roof	12,500					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	HS	Hanne S
5/1/2009	Inspected	372	PATRIOT
4/16/2009	Measured	197	PATRIOT
2/24/2000	Mailer Sent		
2/17/2000	Measured	264	PATRIOT
8/13/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4581		Sq. Ft.	Site		0	64.	1.22	3									356,755						356,800	

Total AC/HA: 0.10517 | Total SF/SM: 4581 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 356,755 | Spl Credit | Total: 356,800

User Acct

22736

GIS Ref

GIS Ref

Insp Date

11/06/18

!2712!

PRINT

Date	Time
12/10/20	18:04:22

LAST REV

Date	Time
04/02/19	14:33:03

apro

PAT ACCT. 2712

USER DEFINED

Prior Id # 1:	22736
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	3 - Aluminum	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY/WHT		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05571866
Const Adj.:	0.98000199
Adj $ / SQ:	175.883
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	651238
Depreciation:	201884
Depreciated Total:	449354

COMMENTS

EST REAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

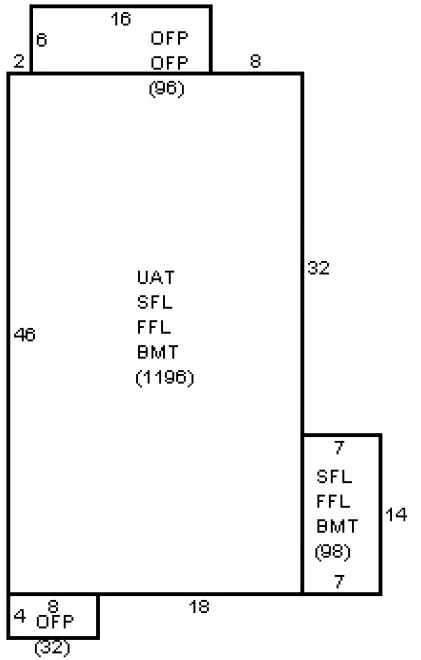
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.88
Special Features:	0	Val/Su Net:	102.02
Final Total:	449400	Val/Su SzAd	173.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,294	52.760	68,278
FFL	First Floor	1,294	175.880	227,593
SFL	Second Floor	1,294	175.880	227,593
UAT	Upper Attic	299	70.350	21,036
OFP	Open Porch	224	23.390	5,239

Net Sketched Area:	4,405			Total:	549,739
Size Ad	2588	Gross Are	5302	FinArea	2588

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	F	FR	1926	19.42	T	50	104			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:	Total: 3,700